

# BPI

REALTY SERVICES



## 9099 Westheimer 12,830 SF Available

Westheimer Rd and Jeanetta Rd - Houston, Texas

**BPI Realty Services Inc**  
**David Ferguson**

3800 SW Freeway Suite 304 | Houston, TX 77027  
Phone: (713) 350-2783 | Cell: (281) 451-5125



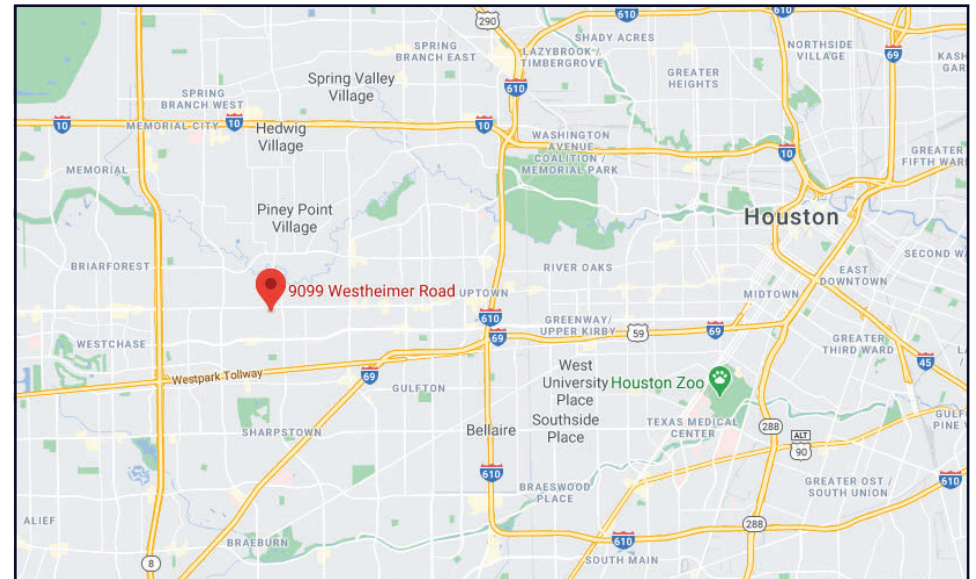
**Available** - 12,830 SF Available (Former Boyert Gun Range)

**Traffic Counts** - Westheimer East: 67,270 cpd  
Westheimer West: 66,414 cpd

**Description -**

- Excellent Visibility and Exposure
- Prime Retail Space Located at Hard Corner w/ Stop Light
- Excellent Traffic Counts

2014 DEMOGRAPHICS:	1 miles	3 miles	5 miles
Population	25,329	218,702	105,955
Median HH Income	\$54,844	\$59,746	\$64,331
2014- 2019 Growth	1.5%	1.5%	1.5%





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The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person thereon.







# FULL PROFILE

2000 - 2010 Census, 2014 Estimates with 2019 Projections  
 Calculated using Proportional Block Groups

Lat/Lon: 29.73663/-95.52458

9099 Westheimer		1 Mile	3 Miles	5 Miles
Houston, TX				
POPULATION	2014 Estimated Population	25,329	218,702	534,181
	2019 Projected Population	27,207	234,908	573,704
	2010 Census Population	23,822	205,712	502,475
	2000 Census Population	20,268	198,328	486,905
	Historical Annual Growth 2000 to 2014	1.8%	0.7%	0.7%
	Projected Annual Growth 2014 to 2019	1.5%	1.5%	1.5%
HOUSEHOLDS	2014 Est. Households	13,057	92,836	217,876
	2019 Proj. Households	14,078	100,094	234,917
	2010 Census Households	12,191	86,668	203,405
	2000 Census Households	11,063	87,450	201,476
	Historical Annual Growth 2000 to 2014	1.3%	0.4%	0.6%
Projected Annual Growth 2014 to 2019	1.6%	1.6%	1.6%	
AGE	2014 Est. Population 0 to 9 Years	11.7%	14.8%	14.8%
	2014 Est. Population 10 to 19 Years	7.8%	10.7%	11.8%
	2014 Est. Population 20 to 29 Years	23.4%	19.1%	17.0%
	2014 Est. Population 30 to 44 Years	25.2%	24.4%	23.1%
	2014 Est. Population 45 to 59 Years	16.1%	16.5%	17.8%
	2014 Est. Population 60 to 74 Years	10.1%	10.0%	10.7%
	2014 Est. Population 75 Years Plus	5.7%	4.4%	4.8%
	2014 Est. Median Age	33.3	33.4	34.2
MARITAL STATUS & SEX	2014 Est. Male Population	50.2%	51.7%	50.6%
	2014 Est. Female Population	49.8%	48.3%	49.4%
	2014 Est. Never Married	42.1%	38.6%	36.8%
	2014 Est. Now Married	32.8%	36.8%	39.5%
	2014 Est. Separated or Divorced	21.0%	20.6%	19.3%
	2014 Est. Widowed	4.1%	4.0%	4.4%
INCOME	2014 Est. HH Income \$200,000 or More	5.4%	7.9%	9.4%
	2014 Est. HH Income \$150,000 to \$199,999	4.3%	4.2%	4.9%
	2014 Est. HH Income \$100,000 to \$149,999	9.3%	8.7%	10.1%
	2014 Est. HH Income \$75,000 to \$99,999	11.0%	9.9%	9.7%
	2014 Est. HH Income \$50,000 to \$74,999	17.5%	16.0%	15.7%
	2014 Est. HH Income \$35,000 to \$49,999	16.9%	15.0%	13.9%
	2014 Est. HH Income \$25,000 to \$34,999	12.0%	12.7%	11.9%
	2014 Est. HH Income \$15,000 to \$24,999	12.2%	13.3%	12.5%
	2014 Est. HH Income \$0 to \$14,999	11.5%	12.3%	12.0%
	2014 Est. Average Household Income	\$70,655	\$81,230	\$89,836
	2014 Est. Median HH Income	\$54,844	\$59,746	\$64,331
	2014 Est. Per Capita Income	\$36,446	\$34,514	\$36,684
2014 Est. Number of Businesses	1,614	15,888	37,787	
2014 Est. Total Number of Employees	11,898	151,174	379,282	

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<b>RACE</b>	2014 Est. White Population	56.9%	54.9%	56.9%
	2014 Est. Black Population	19.7%	14.0%	14.0%
	2014 Est. Asian & Pacific Islander	8.8%	10.5%	9.6%
	2014 Est. American Indian & Alaska Native	0.7%	1.2%	0.8%
	2014 Est. Other Races Population	13.9%	19.5%	18.7%
<b>HISPANIC</b>	2014 Est. Hispanic Population	8,306	96,265	222,709
	2014 Est. Hispanic Population Percent	32.8%	44.0%	41.7%
	2019 Proj. Hispanic Population Percent	33.7%	45.1%	42.8%
	2010 Hispanic Population Percent	32.0%	43.0%	40.7%
<b>EDUCATION (Adults 25 or Older)</b>	2014 Est. Adult Population (25 Years or Older)	17,694	143,412	347,934
	2014 Est. Elementary (0 to 8)	8.7%	15.5%	13.8%
	2014 Est. Some High School (9 to 11)	5.2%	7.3%	7.7%
	2014 Est. High School Graduate (12)	15.3%	16.8%	17.0%
	2014 Est. Some College (13 to 16)	21.6%	18.7%	18.6%
	2014 Est. Associate Degree Only	6.9%	4.9%	4.6%
	2014 Est. Bachelor Degree Only	29.4%	23.9%	23.6%
	2014 Est. Graduate Degree	12.8%	12.9%	14.7%
<b>HOUSING</b>	2014 Est. Total Housing Units	14,112	103,479	241,105
	2014 Est. Owner Occupied Percent	23.1%	29.1%	35.3%
	2014 Est. Renter Occupied Percent	69.5%	60.6%	55.1%
	2014 Est. Vacant Housing Percent	7.5%	10.3%	9.6%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	8.6%	6.3%	6.8%
	2010 Homes Built 2000 to 2004	7.9%	5.8%	6.7%
	2010 Homes Built 1990 to 1999	12.4%	10.8%	11.4%
	2010 Homes Built 1980 to 1989	19.9%	18.9%	16.6%
	2010 Homes Built 1970 to 1979	26.9%	32.1%	29.7%
	2010 Homes Built 1960 to 1969	14.8%	16.5%	16.9%
	2010 Homes Built 1950 to 1959	6.2%	6.6%	8.5%
	2010 Homes Built Before 1949	3.2%	3.1%	3.5%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	6.4%	6.6%	5.8%
	2010 Home Value \$500,000 to \$999,999	6.8%	13.7%	14.0%
	2010 Home Value \$400,000 to \$499,999	3.2%	6.3%	6.5%
	2010 Home Value \$300,000 to \$399,999	4.0%	8.4%	9.4%
	2010 Home Value \$200,000 to \$299,999	15.4%	14.5%	16.1%
	2010 Home Value \$150,000 to \$199,999	20.8%	12.8%	12.3%
	2010 Home Value \$100,000 to \$149,999	16.0%	18.3%	17.6%
	2010 Home Value \$50,000 to \$99,999	22.6%	14.8%	14.1%
	2010 Home Value \$25,000 to \$49,999	2.6%	3.1%	2.9%
	2010 Home Value \$0 to \$24,999	2.2%	1.5%	1.4%
	2010 Median Home Value	\$260,985	\$320,337	\$314,785
	2010 Median Rent	\$709	\$673	\$705

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LABOR FORCE	2014 Est. Labor: Population Age 16+	21,122	171,302	413,031
	2014 Est. Civilian Employed	69.0%	68.4%	66.8%
	2014 Est. Civilian Unemployed	3.2%	3.7%	3.6%
	2014 Est. in Armed Forces	-	-	-
	2014 Est. not in Labor Force	27.8%	27.9%	29.5%
	2014 Labor Force: Males	50.2%	52.0%	50.5%
	2014 Labor Force: Females	49.8%	48.0%	49.5%
OCCUPATION	2010 Occupation: Population Age 16+	13,963	107,212	250,635
	2010 Mgmt, Business, & Financial Operations	15.3%	15.4%	16.2%
	2010 Professional & Related	22.1%	18.5%	20.4%
	2010 Service	20.2%	23.1%	20.9%
	2010 Sales and Office	27.0%	22.3%	22.6%
	2010 Farming, Fishing, and Forestry	0.1%	0.2%	0.2%
	2010 Construction, Extraction, & Maintenance	7.6%	11.6%	11.1%
	2010 Production, Transport, & Material Moving	7.7%	9.0%	8.6%
	2010 Percent White Collar Workers	64.4%	56.1%	59.2%
	2010 Percent Blue Collar Workers	35.6%	43.9%	40.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	80.6%	73.1%	75.1%
	2010 Drive to Work in Carpool	10.4%	13.7%	12.9%
	2010 Travel to Work by Public Transportation	5.2%	5.4%	4.5%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	1.0%	2.8%	2.5%
	2010 Other Means	0.8%	1.4%	1.2%
	2010 Work at Home	1.9%	3.6%	3.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	18.9%	20.2%	21.2%
	2010 Travel to Work in 15 to 29 Minutes	44.1%	43.5%	42.7%
	2010 Travel to Work in 30 to 59 Minutes	31.9%	31.1%	30.9%
	2010 Travel to Work in 60 Minutes or More	5.1%	5.2%	5.2%
	2010 Average Travel Time to Work	23.4	23.3	23.1
CONSUMER EXPENDITURE	2014 Est. Total Household Expenditure	\$715 M	\$5.52 B	\$13.9 B
	2014 Est. Apparel	\$34.4 M	\$268 M	\$677 M
	2014 Est. Contributions & Gifts	\$48.0 M	\$388 M	\$1000 M
	2014 Est. Education & Reading	\$20.8 M	\$166 M	\$428 M
	2014 Est. Entertainment	\$39.8 M	\$309 M	\$783 M
	2014 Est. Food, Beverages & Tobacco	\$113 M	\$865 M	\$2.16 B
	2014 Est. Furnishings & Equipment	\$31.3 M	\$244 M	\$621 M
	2014 Est. Health Care & Insurance	\$51.1 M	\$389 M	\$973 M
	2014 Est. Household Operations & Shelter & Utilities	\$214 M	\$1.66 B	\$4.18 B
	2014 Est. Miscellaneous Expenses	\$12.0 M	\$90.9 M	\$227 M
	2014 Est. Personal Care	\$10.4 M	\$79.7 M	\$200 M
	2014 Est. Transportation	\$140 M	\$1.07 B	\$2.68 B

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

